

CS-2014-007



SPECIAL EXCEPTION INSPECTION



Address:	6004 Highland Hills Dr.
Permit Number:	2013-125102
Property Owner Requesting Special Exception:	Rankin Ulon W Jr.

Special Exception Requested:

Front yard setback encroachment

Date Structure was originally constructed: 01-08-1998 from expired permit 1998-014318

Date of Inspection:	12-12-13
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

ROW #

C15-2014-0017
11073133

CITY OF AUSTIN

APPLICATION TO BOARD OF ADJUSTMENT

GENERAL VARIANCE/PARKING VARIANCE

TP-013603-02-05

Special Reception
WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 6004 Highland Hills Pr

LEGAL DESCRIPTION: Subdivision - Highland Hills Sec 9 PHS I

Lot(s) 20 Block _____ Outlot _____ Division _____

I/We Michael Kene on behalf of myself/ourselves as authorized agent for

_____ affirm that on Dec 30, 2013

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ☒ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

Existing Carport encroaching in the front set-back
25' → 24'

in a SF-3 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

SF-3 allows a carport

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

existing hardship. Car Port built in 1998
with encroachment

- (b) The hardship is not general to the area in which the property is located because:

Varies homes in the area have carports

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Would not alter the character of the
area.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 5401 Rusk CT

City, State & Zip Austin tx 78723

Printed Michael Kane Phone 512-921-9299 Date 12/2/13

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____





City of Austin
BUILDING PERMIT

PERMIT NO: 1998-014318-BP
6004 HIGHLAND HILLS DR

Type: RESIDENTIAL Status: Expired
Issue Date: 01/08/1998 EXPIRY DATE: 07/28/1998

LEGAL DESCRIPTION				SITE APPROVAL		ZONING			
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition		ISSUED BY:					
Add Carport & Cov'D Porch To Existing Sf Res									
TOTAL SQFT		VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$20,000.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE		

Type	Date	Status	Comments	Inspector
102 Foundation	1/16/1998	Pass	MIGRATED FROM PIER.	Dearl Croft
103 Framing	1/29/1998	Pass	MIGRATED FROM PIER.	Dearl Croft

INDEX OF DRAWINGS

- C1 - COVER / SITE PLAN
- A1 - DECK PLAN / FRAMING DETAILS
- A2 - ROOF FRAMING PLAN
- A3 - ELVATION PLAN
- A4 - ELVATION PLAN
- A5 - NOTES

DESIGNER:
CHAD R. WADE
9448 Park Ave
Hot Springs, Ar. 71901
(501) 321-4176

DECK DESIGN
FOR
Mr. RANKIN
6004 HIGHLAND HILLS
AUSTIN, TX. 78731

UNIQUE PERSPECTIVES
HELPING PEOPLE DESIGN THEIR DREAMS

CONSTRUCTION FOR
Mr. RANKIN
AUSTIN, TEXAS

SHEET: 1
OF: 1

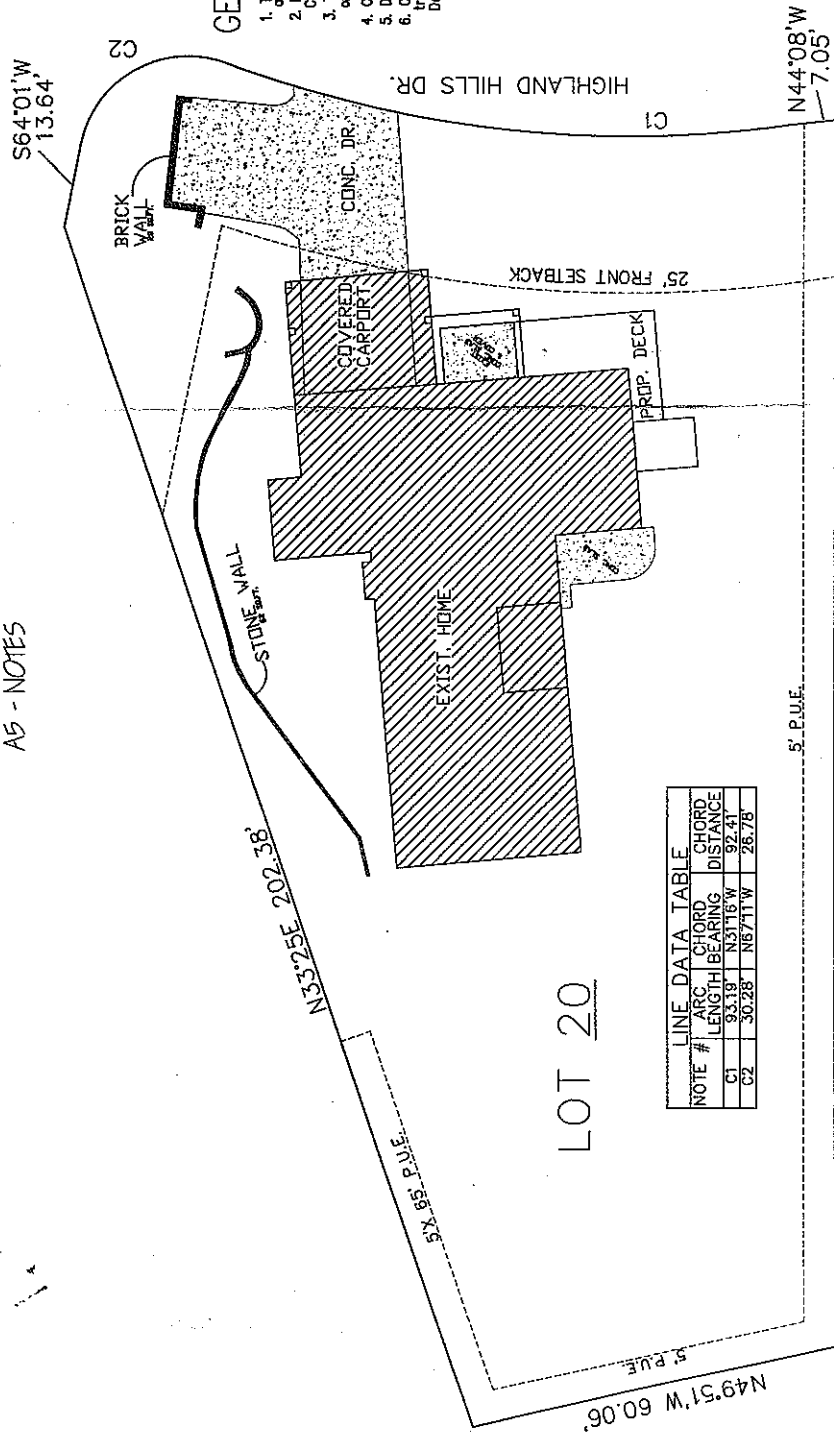
GENERAL PLAN NOTES

1. These plans conform to the 2006 IRC except as noted otherwise or as amended by specific jurisdiction.
2. Foundation Plans to be site specific & are engineered for each lot.
3. Conflicts on plans shall be directed to the foundation engineer.
4. The requirements of the ICC Code are already incorporated on these plans; specific city requirements shall be noted where.
5. Collected-out dimensions govern over scaled dimensions.
6. Details take precedence over drawing notes.
7. Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications.
8. Deviations & alternatives should be input upon on site conditions.

IMPERVIOUS COVER	LOT SIZE 19509.0 SQ.FT.
EXIST. PORCH	90.0
EXIST. COVERED PATIO	142.0
RESIDENCE	2260
GARAGE	5720
PORCH	1320
COVERED CARPORT	425.0
DRIVE WAY	739.0
BRICK/STONE WALLS	90.0
A/C PAD	9.0
PROP. DECK	233.0/2= 116.5
PROP. COVERED DECK	80.0
TOTAL	4825.5
PERCENTAGE	4825.5/19509x100
	24.7%

AE APPROVED
NOV 22 2013
JGM

All structures etc. must maintain 75" clearance from AE energized power lines. Enforced by AE & NESC codes.



NOTE #	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	93.19'	N31°16'W	92.41'
C2	30.28'	N67°11'W	26.78'

SITE PLAN
SCALE: 1"=20'

S52°30'W 195.8'



City of Austin BUILDING PERMIT

PERMIT NO: 2013-125102-BP
6004 HIGHLAND HILLS DR

Type: RESIDENTIAL Status: Active
Issue Date: 12/04/2013 **EXPIRY DATE: 06/02/2014**

LEGAL DESCRIPTION				SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Life Safety		ISSUED BY: Marcial Perez			
LIFE SAFETY SPECIAL EXCEPTION PER ORDINANCE 20110526-098 - Add Carport & Cov'D Porch To Existing Sf Res <div style="text-align: right; font-weight: bold;"> Permits/App... must be posted on... out inspection/Pre-con... be made prior to beginning construction. </div>							
TOTAL SQFT New/Addn: 425	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$0.00	TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Contact

Applicant, Michael Kane, DBA AUSTIN EXPRESS PERMITS
General Contractor, Capital Construction Services

Phone

(512) 921-4299
(512) 291-5007

Contact

Owner, RANKIN ULON W JR

Phone

()-

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	36.00	12/4/2013	Development Services Surchar	1.44	12/4/2013			
Fees Total:	37.44							

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date

Inspection Requirements

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Expired Permit Number: 1998-014318bp -FINAL FRAMING 1-29-98
LDC - 25-2-476 SPECIAL EXCEPTIONS

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin
BUILDING PERMIT

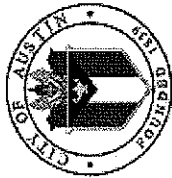
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6004 HIGHLAND HILLS DR

Type: RESIDENTIAL Status: Active
Issue Date: 12/04/2013 EXPIRY DATE: 06/02/2014

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TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE	# OF BATHROOMS		METER SIZE	

Type	Date	Status	Comments	Inspector
100 Pre-Construction		Open		Wes Buckner
112 Final Building		Open		Wes Buckner
Deficiencies		Open		Wes Buckner

Pin#
509 7643



CORRECTION NOTICE

Watershed Protection & Development Review

Permit Address: 6004 HIGHLAND HILLS DR

Permit Number

Inspector, phone, pager
& email

2013-125102-BP

Wes Buckner 512-974-2970 802-7494
Wesley.Buckner@austintexas.gov

No.	Location	Inspection Type	Date	Deficiency	Comments
1		112 Final Building	12/12/2013	Inspected carport and patio cover, no corrections to make.	

For General Assistance, Dial: 974-2027